

APPENDIX 2

TALK BY MIKE ROSE ON LOCAL PLANNING ISSUES

Good evening

Lucy has given us an overview. I am going to update some of the main local development issues.

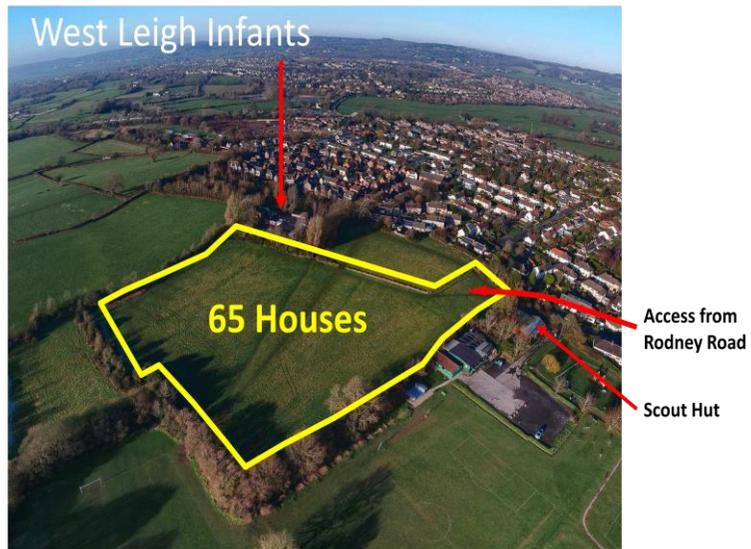
Slide 1



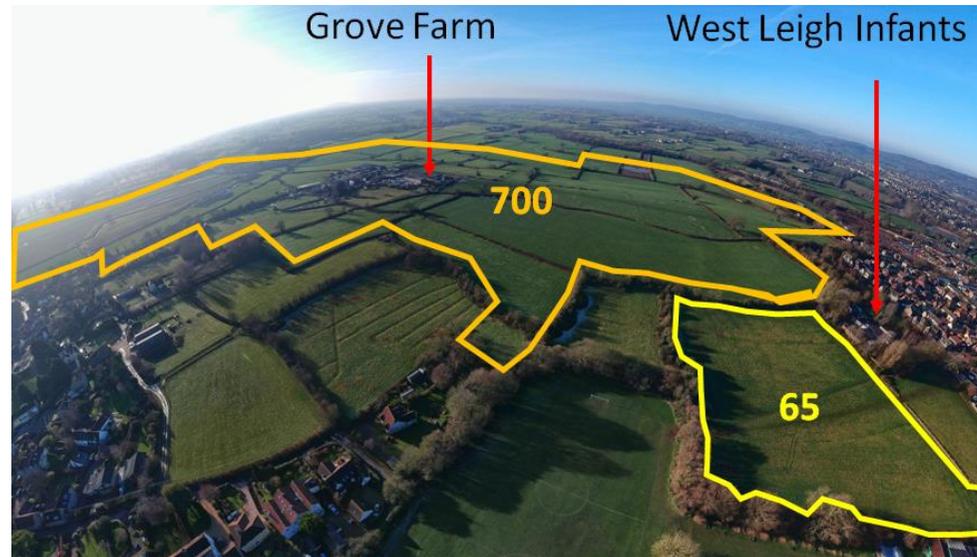
Slide 2



Slide 3



Slide 4



COLES QUARRY

After several years of stop-start prevarication and confusion, the developers finally obtained planning consent this Autumn to build 16 small units.

Slide 1 shows the site in 2018 – very little change for about 20 years.

Slide 2, taken in December, shows the site as it is now, with a massive amount of preliminary infrastructure work going on behind the scenes, already completed.

Both BRA and Backwell Parish Council, whilst supporting the development in principle, did all we could to lessen the potential downside of granting the consent, and helped frame the 33 conditions which accompany the consent. Assuming building work starts shortly we shall do what we can to monitor compliance with these conditions, which include such details as external lighting, perimeter fencing, the number and size of permitted vehicles and the hours they can operate.

The consent also came with an undertaking from the developers to alter the layout of the recycling centre. Precisely how and when this will happen, and how effective it will be in reducing congestion in Churchtown and other nearby roads remains to be seen.

20 mph SPEED LIMIT

One of the other Coles quarry conditions is a requirement for a 20mph speed limit in Dark Lane. However, this has effectively been superseded by a NSC decision to install a 20mph limit on every road in Backwell (except A370 main road), This will be done by signage – not speed bumps! – and should be operational by the end of this year.

We know this plan is controversial – not everyone is happy about it. However, on road safety grounds it has to be a positive move. The big concern, though, is how it will be policed. We haven't got the answer to that, I'm afraid!

ETTRICK GARAGE SITE

Our Neighbourhood Plan proposed up to 100 new houses should be built in the village, and identified 3 sites. Building is now proceeding on all 3 of these sites, which will provide 85 houses of which 21 will be “affordable”.

Nine houses are being built on the Ettrick Garage site on the main road. After a very slow period during last summer they are now nearly complete and we understand the first two will be ready next week, and are about to be marketed. Being so central they should be a useful addition to the village's housing stock.

NEW INN SITE

Again, after a very slow start, work is now well underway, with the old pub building refurbished to provide two houses. A further 5 large houses are being built on the land at the rear, accessed off The Green. These should be completed this summer.

MOOR LANE

Moving to the much larger site in Moor Lane the first of the new houses is now approaching completion. The site will have 65 houses of various sizes and shapes and is already being marketed under the name Coppice Place. The developers agreed to provide a number of bungalows and 21 affordable houses, after some considerable pressure from both BPC and BRA. They have also accepted some temporary parking restrictions in Moor Lane. We are doing what we can to ensure these become permanent, to assist with congestion near the junction with Station Road.

YOUNGWOOD LANE

This site is over the village boundary, in Nailsea. Planning consent has just been granted, on Appeal, for 450 houses, on a pleasant, green field site familiar to many walkers. Consent was granted despite it being good agricultural land and having very poor vehicular access. We show this site as a potential warning that the obligation by NSC to provide enough houses to meet national targets seems to override other valid planning reasons for refusal. This is something to be very aware of when considering sites in Backwell such as Grove Farm.

RODNEY ROAD AND GROVE FARM SITES

All the sites I have mentioned so far have planning consent.

Slides 3 and 4 show two sites in Backwell which do NOT have consent but where developers are active.

The smaller site edged yellow is controlled by Taylor Wimpey who want to build 65 houses.

The site is fairly central to the village and almost adjacent to existing housing. However, BRA is strongly opposed to development. It is not included in the Neighbourhood Plan and is outside the settlement boundary, but crucially, has a very poor access out into Rodney Road, adjacent to the scout and guide hut. We believe it would cause serious traffic congestion in Rodney Road and surrounds, and chaos at school times and the regular times when there are children's activities in this busy corner of the recreation grounds.

The larger site edged yellow on slide 4 is Grove Farm. This is the location, known to most of you, which was earmarked in the Joint Spatial Plan for 700

houses and is still being promoted by TW. To date no planning application has been submitted.

BRA, along with BPC, continue to closely monitor these activities and will do what we can to deter an enormous development such as this which we believe would seriously damage, and diminish the attraction and viability of the village.

I would also like to mention one further site – known as Summervale, at the far end of Moor Lane. A planning application has been submitted for 8 small houses on land at the rear of the existing property. BRA has objected. We think the design is completely out of character, and the access is dreadful. However, it is one further application to be monitored.

So, to summarize:

In the village there are currently 81 new houses under construction, conceivably up to 770 seeking planning consent on 3 specific sites, as well as several other sites which could potentially be brought forward for development via the new North Somerset Local Plan.

Backwell is undoubtedly a village which could accommodate further development, but the extent and speed of any new development needs to be carefully monitored. BRA aims to fulfil that role where we can.

CIL

I would also like to briefly mention the fairly new introduction of Community Infrastructure Levy (CIL for short). This is a levy on the landowner as part of planning consent and is in addition to Section 106 Agreements. The formula allows 25% to come to Backwell for the benefit of the community. It is a significant sum - £000's for even modest developments. The Parish Council will decide how it is spent but Legislation requires decisions to be generated from the whole community. BRA will help ensure that the community provides ideas and proposals.